

**Neighborhood** Roosevelt  
**Implementor** Neighborhoods  
**Matrix** IC-U-16  
**Activity** *Develop and adopt neighborhood specific Design Guidelines to better protect Roosevelt's character and moderate the impacts of new development. Establish Roosevelt as a pilot project for neighborhood specific Design guidelines. Expand design review to allow design departures for height and density, consistent with community design principles (see IC-L-10).*

<u>IC-U-16: 1 of 1</u>	<b>Sub-Activity</b>	Develop methods of communicating design guidelines; create handout to distribute to building permit applicant.	
	<b>Sub-Act</b>	Roosevelt's Urban Village Design Guidelines were effective October 15, 2000. The Roosevelt neighborhood	
	<b>Comment(s)</b>	design guidelines reveal the character of the Roosevelt district as known to its residents and business owners. The guidelines help to reinforce existing character and protect the qualities that a neighborhood values most in the face of change. Thus, a neighborhood's guidelines, in conjunction with the Citywide Design Guidelines, can increase overall awareness of good design and involvement in the design review process.	Jason Wachs 09/07/05
		Neighborhood-Specific Design Guidelines: The Neighborhood-Specific Design Guidelines serve as supplements to the Design Review Guidelines for Multifamily and Commercial Buildings and apply only to projects that are proposed in the neighborhoods that have written and adopted them.	
		Printed copies of these documents may be purchased from DPD's Public Resource Center, located on the 20th floor of Seattle Municipal Tower at 700 Fifth Avenue, (206) 684-8467. The guidelines are also available on the City's website at the Department of Planning and Development page.	
		An online Applicant Toolbox has also been created to communicate these design guidelines:	
		The Applicant's Toolbox is a resource for project managers, designers and developers of private development projects who go through Seattle's design review process and present their projects for review by one of the city's seven Design Review Boards.	
		It also may be useful to citizens, students and those from other municipalities who want to learn the details of the design review process for private development.	
		This online toolbox includes: 1. Instructions - Consult the instructions on how to submit a project for design review and for an overview of the program's operations, including the threshold for each zone to determine if a project must go through the City's Design Review process.	
		2. Design Guidelines - The guidelines form the backbone of the design review program. The Design Review Boards, the developers and architects, and the city's planning staff all refer to them when shaping a development project.	
		Design Review Guidelines for Multifamily and Commercial Buildings: covers all Board Districts except for Downtown	
		Neighborhood-Specific Design Guidelines: supplements the Design Review Guidelines for Multifamily and Commercial Buildings in certain neighborhoods that have adopted them	

Design Review Guidelines for Downtown Development: covers Downtown only

3. Sample Project Packet - Want to see a typical project packet that developers and architects are required to submit in advance of their Early Design Guidance Meeting? Look at a sample project packet.

The neighborhood has not developed its own communication strategy for these design guidelines, but it remains one of their goals.

2004 Priority Summary: The Roosevelt Neighborhood Association will designate a representative to work on this with the City. Neighborhood District Coordinator will contact Dept. of Planning & Development (DPD) to identify appropriate staff for project.

Dena Gazin  
08/17/04

Neighborhood Design Guidelines for Roosevelt have already been developed. We also have already amended the Code to include opportunities for allowing departures from height and density consistent with the guidelines. Developers are informed of the design guidelines at the time of application. Additional methods to communicate the guidelines are not necessary at this time.

John Rahaim  
05/20/04

The stewardship group, the Roosevelt Neighborhood Association, will designate a representative to work on this with the City. Neighborhood District Coordinator will contact DPD to identify appropriate staff for

Karen Ko  
05/07/04

Roosevelt Neighborhood Association to designate representatives to work with DON and DPD to develop methods of communicating design guidelines. Prepare handout for DPD to distribute to any building permit applicant. [Penny Eckert, Roosevelt Neighborhood Association]

Unknown User  
03/03/04

Late addition to the 2004 Neighborhood Plan Priorities. Neighborhoods will take the lead and perhaps get DPD to assist later in the process.

Dena Gazin  
03/03/04

**Target Completion**

**Estimated Cost** N/A

**Status** In-Progress

**Lead Agency/Contact** Neighborhoods; Karen Ko, 233-3732

**Priority** Top

**Implementor** Sound Transit

**Matrix** IA-T-1

**Activity** *Promote an underground station in the commercial core near NE 65th St and Roosevelt Way NE. If an aerial alignment with a station at 8th Ave NE is chosen, the Roosevelt community would strongly support delaying construction of this segment until funding can be secured to build a tunnel and underground station in the Town Center. If the aerial alignment and station is built, contrary to the Roosevelt community's strong wishes, the community feels strongly that full mitigation must be provided, including but not limited to:*

- Replace trees and open space lost to the construction of the aerial railway and station with their equal or better within the Town Center, prior to their being taken for construction.*
- Minimize impacts and compensate adjacent property owners, businesses and residents for construction impacts, including noise and vibration caused by pile driving. (This would also apply to any impacts from hauling dirt from a potential tunnel terminus in or near the neighborhood).*
- Provide pedestrian improvements to reinforce the connection from the station to the Town Center, Roosevelt High School, and multifamily and commercial areas along NE 65th St, Roosevelt Way NE, 12th Ave NE and 15th Ave NE.*
- Preserve vital neighborhood services in the area around the station, including service stations near I-5 entrances and exits.*
- Provide for transit oriented development that will reinforce the community's business district and protect the neighborhood's*

character and livability.

-Provide safety improvements to and patrolling of the area around the station and under I-5.

-Provide a gateway, incorporating public art, for those entering the neighborhood along NE 65th St, 8th Ave NE, and Weedin Place NE (see also IB-U-13).

-Minimize impacts and compensate property owners, businesses and residents for negative impacts of the aerial alignment, including noise, vibration, electromagnetic radiation, view blockage, and the decline in property values.

If the construction of the Roosevelt Station is delayed, use Station Area Planning resources available in 1999 to analyze the transit-oriented development potential of the alternate sites.

IA-T-1: 1 of 1

**Sub-Activity** Work with community at exploring Sound Transit station alignment options.

**Sub-Act Comment(s)** On Jan. 27, 2005, the Sound Transit Board voted unanimously to identify the Roosevelt Station - 12th Avenue alignment as the locally preferred alternative. The 8th Avenue option will remain part of the EIS process, but will no longer be advanced into the next stage of engineering. Jason Wachs 10/18/05

Board members stated that the 12th Avenue's estimated \$35 million to \$40 million higher cost, based on the need to build the station underground, was clearly outweighed by the route's benefits and strong community support. In addition to stimulating positive urban development, another major benefit is that the route avoids potential conflicts with future Interstate 5 improvements. The Washington State Department of Transportation expressed preference for the 12th Avenue alternative.

On October 14, 2005, Sound Transit and the Federal Transit Administration issued a draft Supplemental Environmental Impact Statement (SEIS) to the 2003 North Link draft SEIS and the 1999 Central Link Final Environmental Impact Statement on the light rail transit project running from Downtown Seattle to Northgate. Members of the public will have a 48-day time period to make comments. Two public hearings/open houses are scheduled in November 2005.

2004 Priority Summary: The stewardship group is following the Environmental Impact Statement (EIS) process and has submitted written testimony related to their position. The Neighborhood District Coordinator will contact Sound Transit staff to set up workshops to explore options between draft and final SEIS. Karen Ko 05/07/04

SDOT and other City Depts have reviewed the SEIS and will continue to coordinate with Sound Transit. Community role, as well. Eric Tweit 04/05/04

Roosevelt Neighborhood Association requests workshops to explore options between draft and final SEIS and to encourage ST to consider no-station options for 12th Ave. NE alignment before considering 8th Ave. NE alignment. Note: This priority request was submitted after deadline. Dena Gazin 03/03/04

**Target Completion**

**Estimated Cost** N/A

**Status** Completed

**Lead Agency/Contact** Sound Transit; No Lead Contact Assigned

**Priority** Second

**Implementor Neighborhoods****Matrix IC-L-15**

**Activity** *Establish a Neighborhood Ombudsman to help Roosevelt citizens resolve conflicts and deal with City departments and officials. Provide support for this function through the Neighborhood Service Center.*

IC-L-15: 1 of 1 **Sub-Activity** Work with community groups on the possible creation of a Neighborhood Ombudsman position.

**Sub-Act Comment(s)** 2004 Priority Summary: Leadership of the Roosevelt Neighborhood Association is working with the Neighborhood District Coordinator to define what the role of the an ombudsman should be and how it might function. Dena Gazin 11/01/04

Moved Sub-Activity from IC-L-15 to current location to better reflect Activity matrix number. Dena Gazin 10/15/04

Work with Roosevelt Neighborhood Association to define role and process. (Karen Ko, February 6, 2004) Karen Ko 10/15/04

**Target Completion** **Estimated Cost** N/A **Status** Not started  
**Lead Agency/Contact** Neighborhoods; Karen Ko, 233-3732 **Priority** Third

**Implementor DPD****Matrix IC-L-14**

**Activity** *Provide better enforcement of codes regulating boarding houses (i.e., houses in single family zones inhabited by up to eight unrelated renters).*

IC-L-14: 1 of 1 **Sub-Activity** Provide better enforcement of codes regulating boarding houses.

**Sub-Act Comment(s)** John Skelton (DPD) - I believe that it would be incorrect to characterize our efforts to better enforce the Code with regard to boarding houses as Not-Started. We continue to redouble our efforts around difficult enforcement issues, however, we have not agreed to code amendments proposed to address the issue. Therefore, this issue should not be continued as a separate action item. Jason Wachs 09/13/05

This item has been Closed because it is clear that this issue will be attended to by addressing difficult enforcement issues on a case by case basis.

2004 Priority Summary: This project is currently not on the work plan for the Dept of Planning & Development (DPD). DPD indicates that regulatory change may be the only option for code enforcement, as it is difficult to prove the violation. The Neighborhood District Coordinator will convene representatives from appropriate departments to develop response and meet with representatives from the Roosevelt Neighborhood Association. Dena Gazin 09/09/04

DPD indicates that regulatory change may be the only option. It is not on the 2004 workplan for DPD. The difficulty lies in proving the violation. The Neighborhood District Coordinator will convene representatives from appropriate departments to develop response and meet with representatives from the Roosevelt Neighborhood Association. Karen Ko 05/07/04

This issue may be best addressed through some kind of regulatory change, but we this is not on our 04 work plan. The difficulties in enforcement stem from having proof of a violation: evidence of more than 8 persons living at a property, and evidence of whether those persons are "related" or not. It is very difficult John Rahaim 03/03/04

to obtain evidence of these facts for even 1 person; frequently it is impossible unless one of the individuals voluntarily discloses these details, which rarely happens. [DPD]

This is a growing issue in a number of neighborhoods around the UW. We are not currently engaged in any activity to change how we define "family" or to further regulate the number of unrelated persons per household. I cannot speak to enforcement activities. [DPD]

Unknown User  
03/03/04

U-District citizens went through similar issues- worked with DPD & UW.

Nancy Ahern  
03/02/04

**Target Completion**

**Estimated Cost** N/A

**Status** Closed

**Lead Agency/Contact** DPD; No Lead Contact Assigned

**Priority** Fourth

**Implementor Neighborhoods**

**Matrix IC-L-10**

**Activity** *Establish and adopt community principles and expand community involvement for future up-zones or contract rezones in key opportunity areas to facilitate their redevelopment. Explore ways to facilitate contract rezones and other land use tools, such as expanded design review (see IC-U-16), that meet community principles and include community input. Also explore ways to help the community develop contract rezone proposals as a way to encourage redevelopment in key opportunity areas.*

IC-L-10: 1 of 1

**Sub-Activity** Work with Roosevelt Neighborhood Association to Develop workplan to expand community involvement.

**Sub-Act  
Comment(s)**

The Roosevelt Neighbors' Alliance, formed in 1984, continues to operate with several committees including Land Use and Transportation. These committees continue to follow and get involved with land use, zoning and transportation issues as they occur. Anyone in the community that is interested in becoming more involved is welcome and encouraged to participate.

Jason Wachs  
10/24/05

Seattle's Dept. of Planning and Development also provides various opportunities for the public to receive, respond to, and provide feedback on land use decisions including the following:

1. Public Notice of Land Use Applications, Decisions and Meetings

Twice-weekly public notice is available in our online Land Use Information Bulletin. You may also receive notice by signing up for either an email alert or mailed printed subscription. Subscribe today by going to [http://www.seattle.gov/dpd/Notices/Land\\_Use\\_Information\\_Bulletin/Subscribe\\_Today/default.asp](http://www.seattle.gov/dpd/Notices/Land_Use_Information_Bulletin/Subscribe_Today/default.asp)

2. Public Meetings

If you would like to be informed of any public meetings on a particular project, ask the project planner (listed on the land use sign or in the Land Use Information Bulletin) or contact our Public Resource Center described next.

3. Submitting Comments on Proposed Land Use Actions

Comments on proposed land use actions must be submitted in writing, either by email to the DPD Public Resource Center at [prc@seattle.gov](mailto:prc@seattle.gov), by fax to (206) 233-7901, or by mail to:

Department of Planning and Development  
ATTN: Public Resource Center or Assigned Planner  
700 Fifth Ave, Ste 2000  
P.O. Box 34019

Seattle, WA 98124-4019

4. DPD Decisions

If you would like to be informed of DPD's decision regarding the permit, ask the project planner associated (listed on the land use sign or in the Land Use Information Bulletin) or contact our Public Resource Center.

5. Land Use (Zoning) Questions

If you have general (not site-specific) zoning questions, call DPD's Public Resource Center at (206) 684-8467. For site-specific Single Family zoning information, call DPD's Applicant Services Center at (206) 684-8850.

Due to the complexity of Seattle's Land Use Code, all other types of zoning information must be obtained in person at our Applicant Services Center or via our online Land Use Q&A Service located at <http://www.seattle.gov/dclu/research/QNA/QForm.asp>

6. Property Information, Maps and Historical Records

Use our online Map Center at <http://www.seattle.gov/dpd/Research/> or visit our Public Resource Center.

7. Apply for a Permit

Certain permit applications (over-the-counter and side sewer repair) can be made online. Most applications must be made in person at our Applicant Services Center.

8. Track a Permit

Check the status of a permit at our online Permit Desk located at <http://www.seattle.gov/dpd/permits/>

2004 Priority Summary: Roosevelt Neighborhood Association to designate representatives to work with the Dept. of Neighborhoods (DON) and the Department of Planning and Development (DPD) to develop workplan to expand community involvement.

Karen Ko  
02/06/04

**Target Completion**

**Estimated Cost** N/A

**Status** In-Progress

**Lead Agency/Contact** Neighborhoods; Karen Ko, 206-233-3732

**Priority** Fifth